

**Washington County Land Use Authority Meeting
February 10, 2009**

Item #5. CONDITIONAL USE PERMIT. Request permission to expand the sewer lagoons for the Town of Enterprise within the A-20 Zone, Section 12, T38S, R17W, SLB&M, generally located 1/4 mile south of Enterprise. Enterprise City, applicant.

The planner explained that the City of Enterprise established sewer lagoons at this location in the early 1980's, which were never reviewed by the planning for a conditional use permit. The applicants are now installing two (2) new cells in conjunction with the Department of Environmental Quality overseeing the project. The facility is located on 36.65 acres, which includes a discharge area and four (4) cells. The existing equipment building will be removed and a new chlorination/blower building will be constructed. Utilities are conditionally approved in all zones in the County. Sewer lagoons and treatment plants are conditionally approved within the I-1 (Industrial) zone. The planner suggested that, since this is an existing use and being reviewed for expansion, the commission may want to consider this conditionally, within the A-20 zone as being in harmony with the intent of the zone.

Adam Bowler, Enterprise City, explained that they are not expanding or changing the original footprint of the lagoons. The ponds will stay the same. They are adding another dike, to allow better control of the time the wastewater sits, which will improve the process. Everything is heavily regulated by the State of Utah. The permit allows discharge into the wash, or onto the applicant's property, and Mr. Bowler said that they usually choose their own property. They are in the process of building a fence around the area to keep people out.

Mr. Bowler explained that the system had been total containment, with no discharge, but because of growth they had received an emergency permit to discharge. The system was redesigned as a discharge system. There is discharge only once per year, but that could increase as the use increases.

Russ Funk, Sunrise Engineering, explained that the State requires Type 2 Reuse (agricultural reuse standards) and they are working with the State to obtain a permit to reuse. The permit to discharge has been obtained. The capacity will be four times the original when completed.

There was a brief discussion about why the sewer lagoon property has not been annexed into the Town of Enterprise. Mr. Bowler explained that most of the people who own property surrounding these sewer lagoons live in the city, and use their property in this area for farming and grazing. Those people would oppose their farms being annexed into the city.

Facts & Findings

1. State requested changes for improvement
2. This is a public utility and is compatible with existing zone use
3. Footprint will remain the same, change will result in better treatment
4. Meets standard of the zone
5. This is an existing use

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- 6. Improves health & safety concerns for residents
- 7. All permits are in order, subject to the building permit being issued

Findings were individually voted on by the commissioners and unanimously approved.

Motion was made by Commissioner Christopher to recommend approval for a Conditional Use Permit to expand the sewer lagoons for the Town of Enterprise, for a period of one (1) year. Commissioner Everett seconded the motion. Six (6) commissioners and the alternate voted Aye. The motion carried.